



Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

Hearing Date/Agenda Number:
P.C. 3/17/03 Item: 3.b

File Number:
GP03-02-01

Council District and SNI Area:
2 – N/A

Major Thoroughfares Map Number:
130 & 144

Assessor's Parcel Number(s):
N/A

Project Manager: Lesley Xavier

GENERAL PLAN REPORT

2003 Spring Hearing

PROJECT DESCRIPTION:

General Plan amendment request to delete the Major Collector designation on the Land Use/Transportation Diagram for Basking Ridge Avenue between Silicon Valley Boulevard to the north and Metcalf Road to the south.

LOCATION: Basking Ridge Avenue between Silicon Valley Boulevard to the north and Metcalf Road to the South

ACREAGE: N/A

APPLICANT/OWNER:

City of San Jose City Council

GENERAL PLAN LAND USE / TRANSPORTATION DIAGRAM DESIGNATION:

Existing Designation: Major Collector

Proposed Designation: Deletion of the Major Collector designation

EXISTING ZONING DISTRICT(S): A(PD) – Planned Development

SURROUNDING LAND USES AND GENERAL PLAN DESIGNATION(S):

North: Vacant – Public Park/Open Space, Industrial Park

South: Vacant, County of Santa Clara Motorcycle park, Coyote Creek Trail – Public/Quasi-Public

East: Vacant – Medium Density Residential (8-16 DU/AC), Medium Low Density Residential (8 DU/AC), Private/Open Space; Non-Urban Hillside

West: U.S. 101 – Low Density Residential (5 DU/AC), Public Park/Open Space

ENVIRONMENTAL REVIEW STATUS:

Addendum Pending to the Metcalf Road Property Environmental Impact Report (EIR) - Resolution to be adopted

PLANNING STAFF RECOMMENDATION:

Delete Basking Ridge Avenue as a Major Collector on the General Plan.

Approved by:
Date:

PLANNING COMMISSION RECOMMENDATION:

CITY COUNCIL ACTION:

CITY DEPARTMENT AND PUBLIC AGENCY COMMENTS RECEIVED:

- Department of Transportation – No long-term traffic impact projected in the far-term analysis.
- Valley Transportation Authority (VTA) – Opposes the proposed change because it will eliminate connectivity in the area and create high amounts of traffic at the northern edge of Basking Ridge Avenue. Basking Ridge Avenue can be designed to calm traffic and discourage cut through traffic.

GENERAL CORRESPONDENCE:

- PG&E – There are gas and electric facilities with the project area.

ANALYSIS AND RECOMMENDATIONS:

PROJECT DESCRIPTION

This is a City Council initiated General Plan amendment to delete the Major Collector designation for Basking Ridge Avenue on the *San Jose 2020 General Plan Land Use/Transportation Diagram*.

The proposed Major Collector designation deletion would downgrade Basking Ridge Avenue to a neighborhood street. The deletion of the designation would eliminate the requirement of connecting the future roadway to Metcalf Road.

BACKGROUND

The area adjacent to the planned Basking Ridge Avenue was the subject of a land use amendment (File No. GP01-02-01) during the Fall 2002 General Plan Hearings. This amendment site was on 38.3 acres located easterly of U.S. Highway 101, between the southerly terminus of Basking Ridge Avenue and Metcalf Road. The City Council approved a land use change on the site from Non-Urban Hillside and Low Density Residential (5 DU/AC) to Medium Density Residential (8-16 DU/AC) on 23.1 acres, Medium Low Density Residential (8 DU/AC) on 7.0 acres, Private/Open Space on 11.9 acres, and Non-Urban Hillside on 6.4 acres. A Planned Development Rezoning (File No. PDC01-098) was also reviewed concurrently with the General Plan amendment. The rezoning was approved for the development of up to 200 single-family detached dwelling units and the extension of Basking Ridge Avenue to Metcalf Road.

During the public hearings on this amendment and the Planned Development Rezoning, residents of the area were concerned about the completion of the extension of Basking Ridge Avenue that would occur in conjunction with the proposed project. Some of these concerns included:

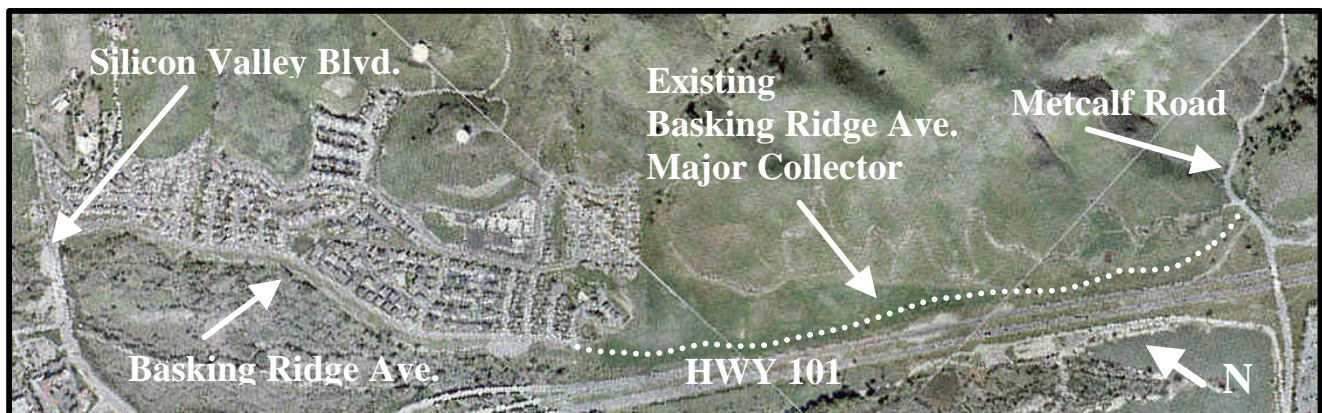
- The build-out of Basking Ridge Avenue would provide an alternate commute route for drivers on U.S. 101 during peak traffic hours and ultimately impact the quality of life to the existing residents.
- An additional entryway to this community would increase the probability of crime in an area that is currently virtually crime-free.
- Traffic on the planned Basking Ridge Avenue would increase the propensity for accidents to occur, jeopardizing the safety of the residents living in the area.
- Basking Ridge Avenue should be terminated and not connect to Metcalf Road.

As a result of the community's concerns, the proposed project on the site has been redesigned to terminate Basking Ridge Avenue 1,300 feet northerly of Metcalf Road. In order to facilitate this change, the City Council has initiated the General Plan Land Use/Transportation Diagram change to downgrade Basking Ridge Avenue from a Major Collector to a neighborhood street.

The existing Basking Ridge Major Collector designation is the result of a change from the previous Arterial street designation which was first placed on the General Plan in the 1980's when the adjacent property to the north was designated Campus Industrial. In 1991, the property to the north, now the site of the Basking Ridge development, was changed from Campus Industrial to Medium Density Residential (8-16 DU/AC). In 1993, the planned Basking Ridge Avenue was redesignated a Major Collector in order to provide traffic capacity consistent with the adjacent residential land use designation. The Major Collector designation is defined as a street which serves internal traffic movements within an area and connects this area with the major arterial system. This type of roadway does not handle long through trips, but does provide access to abutting properties.

Site and Surrounding Uses

Basking Ridge Avenue is located between Silicon Valley Boulevard to the north and Metcalf Road to the south. Basking Ridge Avenue is a partially built roadway. It extends from Silicon Valley Boulevard south and terminates at the end of the existing residential development (see photo below). The General Plan Land Use/Transportation Diagram plans for the roadway to be extended southward and connect at Metcalf Road. Basking Ridge Avenue provides access to the residential neighborhood and the Coyote Creek Trail.



ANALYSIS

A Planned Development Rezoning application (File No. PDC03-012) is being reviewed concurrently with this General Plan amendment. The proposed rezoning would allow for the development of up to 213 single-family detached dwelling units. The design of the proposed development incorporates Basking Ridge Avenue ending in a cul-de-sac northerly of an existing wetland area and 1,300 feet northerly of Metcalf Road. An Emergency Vehicle Access (EVA) road is proposed to connect Basking Ridge Avenue to Metcalf Road. This report analyzes only the deletion of the Major Collector designation on Basking Ridge Avenue. The proposed rezoning is discussed in a separate staff report.

Policy Consistency

The proposed deletion of Basking Ridge Avenue as a Major Collector is consistent with the General Plan Transportation Policy #9, which states: "Neighborhood streets should be designed to discourage through traffic and unsafe speeds." If neighborhood streets are used for through traffic or if they are traveled at unsafe speeds, law enforcement and traffic operations techniques should be employed to mitigate these conditions.

If Basking Ridge Avenue were to be downgraded to a neighborhood street it would discourage through traffic and it would serve to move residents throughout the neighborhood and onto the arterial roadway, Silicon Valley Boulevard, which connects residents to the rest of San Jose's transportation system. Therefore, the proposed deletion of Basking Ridge Avenue as a Major Collector is consistent with the General Plan's Transportation Policies. Therefore, staff is recommending deleting the Major Collector designation on Basking Ridge Avenue.

Environmental Issues

The proposed change in the General Plan transportation designation on the subject site was analyzed in an initial study that resulted in an addendum to the Metcalf Road Property Environmental Impact Report (EIR). The transportation analysis conducted as a part of the initial study determined that downgrading Basking Ridge Avenue from a Major Collector to a neighborhood street would not create any long-term traffic impacts. While the termination of Basking Ridge Avenue would redirect all the traffic from the existing and proposed residential development northerly along Basking Ridge Avenue to Silicon Valley Boulevard, it was determined that the overall capacity of the surrounding planned roadway system is adequate to handle the anticipated traffic. The near-term traffic analysis identified an operational issue to be resolved in conjunction with the PD Zoning for the adjacent residential project. No other environmental impacts were associated with the proposed General Plan amendment.

PUBLIC OUTREACH

The property owners within the amendment site boundaries and/or property owners within a 1000-foot radius of the amendment site were sent a newsletter regarding the two community meetings that were held on February 24th and 26th 2002 to discuss the proposed General Plan amendment. They also received a public hearing notice regarding the public hearings to be held on the subject amendment before the Planning Commission in March and City Council in April. In addition, the community can be kept informed about the status of amendments on the Department's web-site, which contains information on the General Plan process, each proposed amendment, staff reports, and hearing schedule. No comments were received in regards to this amendment at any of the General Plan community meetings.

A separate community meeting (organized by Councilmember Forrest Williams and the project developer, Braddock & Logan Group) was held at the Rita Ledesma Elementary School on February 25th, 2003. The meeting was held to discuss the proposed General Plan amendment and Planned Development Zoning. The residents were generally in favor of the revised project design and the deletion of the Basking Ridge Avenue Major Collector designation.

RECOMMENDATION

Planning staff recommends deleting Basking Ridge Avenue as a Major Collector on the General Plan Land Use/Transportation Diagram.

Attachments

PBCE002/GP_Team/2003 Annual Review/Staff Reports/Spring Review/GP03-02-01.doc